

Waterville
BK 5887 PG 251

TRANSFER
TAX
PAID

QUITCLAIM DEED
Without Covenant
006783

372-70

Veilleux Residential Group, LLC, a limited liability company, duly organized and existing under the laws of the State of Maine, and having a place of business in Winslow, Maine, Plaintiff and Foreclosing Mortgagee, for consideration paid, releases to **Veilleux Residential Group, LLC**, high bidder at the foreclosure auction sale conducted on December 11, 1998, whose mailing address is 12 Randall Road, Winslow, ME 04901, the real property, together with any improvements thereon, described in Exhibit A attached hereto and made a part hereof by reference, and subject to and with the benefit of any easements, restrictions, or other encumbrances which may affect said real property.

This conveyance is made pursuant to a Judgment of Foreclosure and Order of Sale in favor of Plaintiff/Grantor issued by the Kennebec County Superior Court in an action for foreclosure of a mortgage, Veilleux Residential Group, LLC v. Herbert W. Joseph, Sr., Civil Action Docket No. RE-97-67, which Amended Judgment of Foreclosure and Order of Sale was entered July 27, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5705, Page 56.

In Witness Whereof, Veilleux Residential Group, LLC, has caused this instrument to be executed by Linda A. Veilleux, its Manager, thereunto duly authorized this 20th day of December, 1998.

Signed, Sealed and Delivered
in the presence of

Veilleux Residential Group, LLC

Catherine L. Roberts
Witness

By: Linda A. Veilleux
Linda A. Veilleux
Its Manager

STATE OF MAINE
County of Kennebec, ss.

Date: December 20, 1998

Personally appeared the above-named Linda A. Veilleux, Manager of Veilleux Residential Group, LLC, and acknowledged the above instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.



Before me,

Catherine L. Roberts
Notary Public

CATHERINE L. ROBERTS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 8, 1999

EXHIBIT A

Foreclosure Sale
 Veilleux Residential Group, LLC to Veilleux Residential Group, LLC

Certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point at the intersection of the easterly line of Main Street and the northerly line of a proposed street, said point being fifty (50) feet, more or less, northerly of Bernard and Doris Poulin's northwesterly corner; thence at right angles and in an easterly direction along the northerly line of said proposed street a distance of two hundred fifty (250) feet, more or less; thence at right angles and in a northerly direction a distance of one hundred ninety-seven (197) feet, more or less, to the northerly bound of land of the herein grantor; thence in a westerly direction along the northerly bound of the herein grantor to the northeast corner of land formerly of Lawrence Gullifer; thence in a southerly direction along the easterly line of said Gullifer a distance of seventy (70) feet, more or less, to said Gullifer's southeast corner; thence at a right angle and in a westerly direction along said Gullifer's southerly line a distance of one hundred fifty (150) feet, more or less, to the easterly line of Main Street; thence at a right angle and in a southerly direction along the easterly line of said Main Street a distance of two hundred (200) feet, more or less, to the point of beginning.

Meaning and intending to convey Lots 12, 13, and 15 as shown on "Plan of Lot Development on Upper Main Street, Ridge Road, Waterville, Maine" made for Merton Levine by Carl H. Crane, Registered Civil Engineer, July 7, 1955, and revised April 25, 1956, said plan not being recorded.

This conveyance is subject to the following restrictions which will be binding upon said grantee and all persons or entities claiming or holding under or through said grantee:

1. That said land shall be used only for residential purposes.
2. That no house for more than one family shall be built on said land, and any dwelling erected thereon shall cost no less than ten thousand dollars (\$10,000.00).
3. No building, including garages, shall be erected or placed on said land nearer to the lines of any street than twenty-eight (28) feet, and not nearer than fifteen (15) feet from any other boundary lines.
4. No animals, except household pets, to be kept on said premises.
5. No fence shall be erected on said premises unless approved by the herein grantor.
6. Only one dwelling is to be erected on each lot as shown on said plan.

Being all and same premises acquired by Herbert W. Joseph and Nancy M. Joseph by Warranty Deed from Leland W. Willette and Geneva M. Willette dated April 30, 1963 and recorded in the Kennebec County Registry of Deeds in Book 1304, Page 122.

RECEIVED KENNEBEC CO.
 1995 MAR 10 AM 9:00

ATTEST: *Leland Willette*
 REGISTER OF DEEDS